



# City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Joe Erceg  
Chair, Development Permit Panel  
**Date:** November 9, 2016  
**File:** 01-0100-20-DPER1-  
01/2016-Vol 01  
**Re:** **Development Permit Panel Meeting Held on October 26, 2016**

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### Staff Recommendation

That the recommendation of the Panel to authorize the issuance of:

1. A Development Variance Permit (DV 16-733960) for the property at 3251 Jesmond Avenue; be endorsed, and the Permit so issued.

  
Joe Erceg  
Chair, Development Permit Panel

SB:blg

### Panel Report

The Development Permit Panel considered the following items at its meetings held on October 26, 2016.

DV 16-733960 – THE ANDREWS ARCHITECTS INC. – 3251 JESMOND AVENUE  
(October 26, 2016)

The Panel considered a Development Variance Permit application to vary the provisions of the Richmond Zoning Bylaw 8500 to reduce the minimum required front yard setback in the “Single Detached (RS1/E)” zone from 6.0 m to 4.04 m, to permit construction of a single-storey addition to the existing single-family dwelling.

Architect, Wendy Andrews, of Andrews Architects Inc., and designer, Michelle Netrval, of Michelle Netrval Garden Design, provided a brief presentation, noting that:

- The 750 square foot addition is designed to be accessible to accommodate the needs of the mother-in-law of the homeowner who is returning to her original home.
- All the neighbours directly affected by the proposal have expressed support to the project.
- The existing hedge on the City-owned boulevard in front of the property is in poor condition and will be removed.
- New landscaping will be introduced on the subject property’s front yard.

Tim Perry, owner of the subject property, commented that he supports the proposed landscaping scheme; noting that the existing hedge to be removed is unsightly.

Staff acknowledged support for the proposed variance and noted that staff had received letters from owners of the immediate adjacent properties, expressing support for the proposed variance.

Correspondence was submitted to the Panel regarding the application, advising that the owner of property, located two (2) lots southwest of the subject site, supported the proposed variance and stated that the Board of Variance approved his request for a similar setback variance in 1987.

The Panel expressed support for the proposed variance, noting that: (i) the proposed addition is preferable than a redevelopment of the existing single-family home; and (ii) the proposed design of the addition incorporates aging-in-place features.

The Panel recommends that the Permit be issued.